Karen Johnson
Batch # 1395471
03/20/2026 01:02:20 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260320-0022416

THIS INSTRUMENT PREPARED BY:
Jon Cooper, Esq.
Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.:
The Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, Tennessee 37219	Same	104-02-0-041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VOLUNTEER BUILDERS, LLC**, a Tennessee limited liability company (hereinafter, the "Grantor"), does hereby quitclaim and convey unto **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (hereinafter, the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter, the "Property").

This is unimproved property located at 3136 Parthenon Avenue in Nashville, Davidson County, Tennessee.

The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 21st day of January, 2026.

VOLUNTEER BUILDERS, LLC, a Tennessee limited liability company

By: Charles Phillips
Name: Charles Phillips
Title: Owner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHARLES PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Owner of Volunteer Builders, LLC, a Tennessee limited liability company, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company.

Witness my hand and seal, this the 21st day of January, 2026.

Benita Hudson
NOTARY PUBLIC

My Commission Expires: NOV 2, 2026

BENITA HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 02, 2026

EXHIBIT A

Property Description

Being Lot No. 83 on the Revised Map of West End Park, as shown on plat of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No 83 fronts 75 feet on the northerly side of Parthenon Avenue or Street, and runs back between parallel lines with the westerly margin of an alley 150 feet to an alley in the rear.

BEING the same property conveyed to Volunteer Builders, LLC, by deed from Tenir, LLC, a California limited liability company, of record in Instrument No. 20210712-0093107, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is $-0-.

Charles Phillips
AFFIANT

Subscribed and sworn to before me
this 21st day of January, 2026.

Benita Hudson
Notary Public

BENITA HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 02, 2026

My Commission Expires: NOV 2, 2026